



Guide Price

£425,000

Freehold

3x  2x  1x 

**Clayton Road, Brighton,
East Sussex, BN2**

cubitt & west
Helping you move forwards



Main features

- Semi-detached family home, scope to extend into the loft (STNPP)
- Useful driveway, space for 2 cars
- Beautifully decorated throughout, with new kitchen
- Fantastic location close to Queens Park & Hanover with excellent schools
- Great size rear garden

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 15'4 x 12'4 (4.68m x 3.76m)

Kitchen : 11'8 x 7'3 (3.56m x 2.21m)

Bathroom

Separate Toilet

FIRST FLOOR

Landing

Bedroom 1 : 11'5 x 10'4 (3.48m x 3.15m)

Bedroom 2 : 11'8 x 6'9 (3.56m x 2.06m)

Bedroom 3 : 8'6 x 8'3 (2.59m x 2.52m)

Shower Room

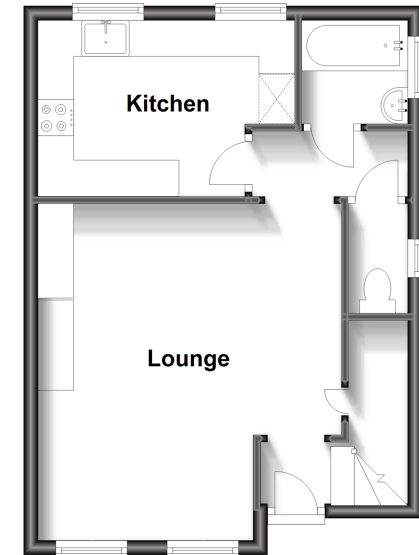
OUTSIDE

Driveway

Front & Rear Garden

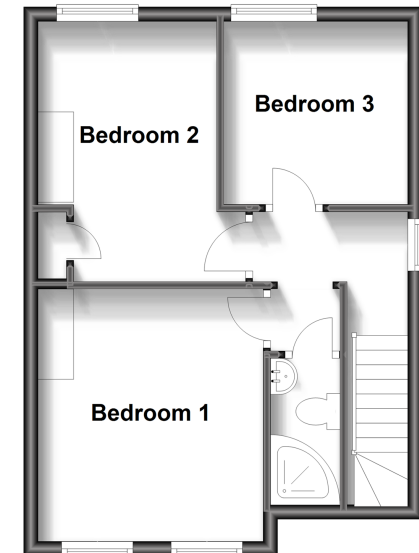
Ground Floor

Approx. 36.2 sq. metres (389.7 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Call Lewes Road Brighton - 01273 604377 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



31320510/20230610/AF/JR